

# EXHIBIT "A"

## TENANT IMPROVEMENT FOR: BRAIN-O-MAGIC ABACUS LEARNING CENTER 39648 MISSION BOULEVARD FREMONT, CA 94539

### GENERAL NOTES

#### GENERAL

- CONSTRUCTION ACTIVITIES SHALL BE LIMITED TO THE HOURS OF OPERATION PER THE CITY OF FREMONT, CALIFORNIA ORDINANCES (IF APPLICABLE).
- DO NOT DISTURB ADJACENT OCCUPIED AREAS. KEEP CORRIDORS, STAIRS AND EXIT PATHS CLEAR AND CLEAN AT ALL TIMES. (IF APPLICABLE).
- BUILDING OWNER REGULATIONS:
  - THE CONTRACTOR SHALL COMPLY WITH THE RULES AND REGULATIONS OF THE BUILDING OWNER REGARDING SITE ACCESS, DELIVERIES, HANDLING OF MATERIALS, DEBRIS, ETC.
- SCHEDULE CONSTRUCTION ACTIVITIES TO AVOID INTERFERENCE WITH NORMAL BUILDING OPERATION, & OTHER TENANTS, IF APPLICABLE.
- REVIEW PROPOSED WORK SCHEDULE WITH OWNER BEFORE STARTING WORK.
- PERMITS: THE CONTRACTOR SHALL APPLY FOR, AND OBTAIN ALL NECESSARY CONSTRUCTION PERMITS REQUIRED BY ALL APPLICABLE REGULATORY AGENCIES.
- PRE-CONSTRUCTION MEETING: BEFORE STARTING ANY WORK, THE CONTRACTOR SHALL MEET AT THE PROJECT SITE WITH THE OWNER AND ARCHITECT IN ORDER TO REVIEW THE SCOPE OF WORK.
- VERIFICATION OF SCOPE OF WORK: BEFORE STARTING ANY WORK, THE CONTRACTOR SHALL VERIFY THE EXISTING CONDITIONS AND ACCURACY OF THE SCOPE OF WORK AND SHALL INDICATE TO THE ARCHITECT ANY DISCREPANCIES IN A TIMELY MANNER.
- COORDINATION OF WORK: THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL TRADES AND ALL WORK INCLUDING BUT NOT LIMITED TO: ARCHITECTURAL, STRUCTURAL, PLUMBING, MECHANICAL, AFS SYSTEM AND ELECTRICAL.
- CONFLICT WITH OTHER WORK: BEFORE STARTING ANY WORK, THE CONTRACTOR SHALL VERIFY THAT THERE ARE NO CONFLICTS WITH THE MECHANICAL, ELECTRICAL, PLUMBING, AFS OR ANY LIFE SAFETY SYSTEMS AND SHALL INDICATE TO THE ARCHITECT ANY DISCREPANCIES IN A TIMELY MANNER.
- "AS-BUILT": THE INFORMATION ON EXISTING CONDITIONS CONTAINED IN THESE DRAWINGS HAS BEEN OBTAINED FROM THE "AS-BUILT" DOCUMENTS SUPPLIED TO ATTELIER BART ANCHETA, INC. BY THE OWNER AND SUPPLEMENTED WITH A SITE VISIT BY THIS OFFICE AND ITS CONSULTANTS.
- RECORD DRAWINGS: DURING THE COURSE OF CONSTRUCTION, ACTUAL LOCATION OF ITEMS AND/OR IF REQUIRED, FIRE PROTECTION IS DESIGN-BUILD BY GENERAL CONTRACTOR. IF ADDITIONAL STRUCTURAL ENGINEERING IS REQUIRED FOR THIS TRADE, IT SHALL BE DESIGN-BUILD BY CONTRACTOR.
- DEVIATIONS FROM THE DRAWINGS SHALL BE INDICATED IN THE RECORD DRAWINGS KEPT AT THE CONSTRUCTION SITE AND SUBMIT TO OWNER UPON COMPLETION OF WORK.
- WHERE UL, GA, OR UBC CONSTRUCTION ASSEMBLIES ARE DESIGNATED, THE COMPONENTS AND INSTALLATION DETAILS MUST CONFORM IN EVERY DETAIL OF THE DESIGN NUMBER SPECIFIED.
- CONTRACTOR SHALL ALLOW SUFFICIENT TIME FOR OBTAINING ALL FINISHES AS SCHEDULED, SINCE NO SUBSTITUTION WILL BE ALLOWED BASED PURELY ON UNTIMELY ORDERING OF MATERIALS. SUBMIT SAMPLES OF COLORS & MATERIALS TO ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.
- "TYPICAL" OR "TYP" MEANS IDENTICAL FOR ALL SIMILAR CONDITIONS, U.O.N.
- "SIMILAR" OR "SIM" MEANS COMPARABLE CHARACTERISTICS FOR ITEM NOTED. VERIFY DIMENSIONS AND ORIENTATION IN PLAN.
- COORDINATE ACCESS DOOR LOCATIONS (FOR CONCEALED ITEMS) WITH APPROPRIATE CONTRACTOR.

#### FIRE NOTES

- FIRE DEPARTMENT ACCESS MUST BE PROVIDED AND MAINTAINED SERVICEABLE PRIOR TO AND DURING CONSTRUCTION.
- PROVIDE AN EMERGENCY TELEPHONE ON THE JOB SITE PRIOR TO ANY CONSTRUCTION.
- THE LEVEL 3, COMPRESSED AIR AND VACUUM SYSTEM WILL BE SUBMITTED AS A SEPARATE MEDICAL PIPING PERMIT THROUGH CITY FIRE DEPARTMENT. (NFA)
- THE LOCATION OF THE KNOX BOX WILL BE FIELD REVIEWED BY THE FIRE INSPECTOR AND CHANGES/ADDITIONS MAY BE REQUIRED.
- THE ON-SITE ACCESS WAYS AND INTERNAL DRIVES SHALL BE FIELD REVIEWED BY THE FIRE INSPECTOR TO VERIFY COMPLIANCE.
- SEPARATE PERMIT REQUIRED FOR THE FIRE SPRINKLER SYSTEM. PLANS AND CALCULATIONS SHALL BE SUBMITTED TO THE BUILDING DEPT. FOR REVIEW AND APPROVAL.
- A CALIFORNIA STATE LICENSED FIRE SPRINKLER CONTRACTOR WITH A C-16 LICENSE SHALL PERFORM ALL FIRE SPRINKLER TENANT IMPROVEMENT WORK.
- THE LOCATION OF THE FIRE EXTINGUISHERS SHALL BE FIELD VERIFIED FOR COMPLIANCE.
- THE FIRE SPRINKLERS SHALL NOT BE REMOVED, NOR PLACED "OUT OF SERVICE" WITHOUT APPROVAL BY THE CITY FIRE DEPT.
- THE AUTOMATIC FIRE EXTINGUISHING SYSTEM SHALL BE EXTENDED TO PROTECT ALL CONCEALED SPACES, INCLUDING THE ABOVE CEILING AREA, AS DETERMINED BY THE FIRE INSPECTOR.
- IF ANY EXISTING FIRE RATED MATERIAL IS DAMAGED DURING THE CONSTRUCTION SHALL BE REPLACED TO MATCH EXISTING.

#### TITLE 24

- TITLE 24: REFER TO M.E.P. DRAWINGS AND T-24 CALCULATIONS.
- ALL CONSTRUCTION SHALL CONFORM TO UBC, CALIF. TITLE 24 (LATEST ADOPTED EDITIONS) AND ALL OTHER APPLICABLE STATE AND LOCAL CODES.
- TITLE 24 ACCESSIBILITY AND ADA REGULATIONS: ALL SIGNAGE, ACCESSORIES AND HARDWARE ARE TO MEET APPLICABLE LOCAL TITLE 24 AND ADA ACCESSIBILITY REQUIREMENTS.

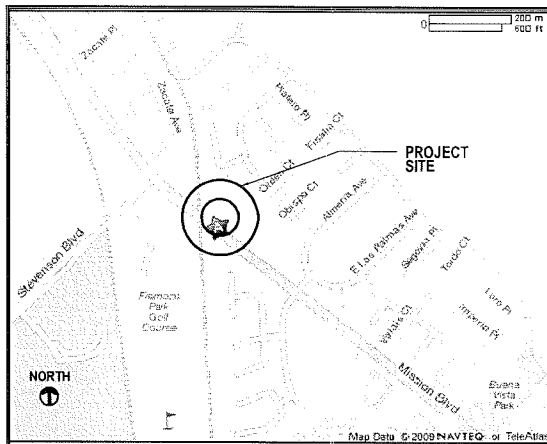
#### COLD-FORMED STEEL NOTES

- ALL STRUCTURAL MEMBERS SHALL BE DESIGNED IN ACCORDANCE W/ A.I.S.I. "SPECIFICATION FOR THE DESIGN OF COLD-FORMED STEEL STRUCTURAL MEMBERS"
- ALL PRODUCTS SHALL BE MANUFACTURED BY CURRENT MEMBERS OF THE STEEL STUD MANUFACTURERS ASSOCIATION (S.S.M.A.) PER ICBO ER-4943, EXCEPT SLOTTED TRACK SHALL BE MANUFACTURED BY "SLIP TRACT SYSTEMS, INC." PER ICBO ER-5344.
- PROVIDE ALL ACCESSORIES INCLUDING, BUT NOT LIMITED TO, TRACKS, CLIPS, WEB STIFFENERS, ANCHORS, FASTENING DEVICES, RESILIENT CLIPS, AND OTHER ACCESSORIES REQUIRED FOR A COMPLETE AND PROPER INSTALLATION AND AS RECOMMENDED BY THE MANUFACTURER FOR THE STEEL MEMBERS USED.
- ALL STEEL MEMBERS AND COMPONENTS SHALL BE GALVANIZED.
- ALL STEEL MEMBERS 18 GA. OR LIGHTER SHALL BE MANUFACTURED PER ASTM A633 SS GRADE 33, AND 16 GA. OR HEAVIER PER ASTM A633 SS, GRADE 30, CLASS 1.
- THE MINIMUM UNCOATED STEEL THICKNESS AS DELIVERED TO THE JOBSITE SHALL BE 25 GA.= 0.18", 20 GA. = 0.033", 18 GA. = 0.043", 16 GA. = 0.034" & 14 GA. = 0.068".
- ALL STUDS/JOIST SHALL HAVE WEB PUNCH-OUTS SHALL NOT EXCEED HALF THE MEMBER DEPTH (D/2) OR 2" IN WIDTH, WHICHEVER IS LESS & 4" IN LENGTH.
- TRACT SHALL MATCH STUD/JOIST DEPTH & GAUGE, AND FLANGE WIDTH SHALL BE 1". TYP. U.O.N. ALL TRACKS TO BE UNPUNCHED WITH SOLID WEBS.
- FASTENING OF FRAMING COMPONENTS SHALL BE WITH SELF DRILLING SELF TAPPING SCREWS OR WELDING, WHERE DETAILS CALL FOR SCREWS, THE MINIMUM SIZES SHALL BE AS FOLLOWS: #6 FOR 25 GA. AS FOLLOWS: #6 FOR 25 GA. MATERIAL, #8 FOR 20 GA. MATERIAL, #10 FOR 18 & 16 GA. MATERIAL, #12 FOR 14 GA. OR HEAVIER MATERIAL, TYP. U.O.N. SCREW SIZE IS DETERMINED BY THE GA. OF THE THICKEST PART BEING JOINED U.O.N. INSTALL SCREWS WITH THE HEAD IN CONTACT WITH THE THINNEST PART BEING JOINED U.O.N. AS AN ALTERNATE, STEEL MEMBERS 18 GA. OR HEAVIER MAYBE WELDED WITH A 1" LONG WELD (FILLET OR FLARE GROOVE: IN LIEU OF EACH SCREW, TYP. U.O.N.
- SCREW SPACING AND EDGE DISTANCE SHALL NOT BE LESS THAN 3 X D. (D=MINIMUM SCREW DIAMETER).
- PENETRATION OF SCREWS THROUGH JOINED MATERIALS SHOULD NOT BE LESS THAN 3 EXPOSED THREADS. ALL SCREW HEADS SHALL BE LOW-PROFILE TYPE.
- ALL SCREWS SHALL CONFORM TO ASTM C934 FOR #6 & LARGER OR ASTM C1002 FOR #6 AND HAVE A CORROSION-RESISTANT COATING.
- ALL WELDING SHALL CONFORM WITH AWS D1.3. ALL WELDING TO STRUCTURAL STEEL SHALL ALSO CONFORM WITH AWS D1.1. THE ELECTRODES USED FOR WELDING SHALL HAVE A MINIMUM YIELD STRENGTH OF 60 KSI. ALL WELDS OF GALVANIZED STEEL SHALL BE COATED WITH ZINC-RICH PAINT.
- FASTENING OF SHEATHING SHALL BE WITH SELF-DRILLING SELF TAPPING SCREWS. #6 MIN. FOR GYPSUM BD. & #8 MIN. FOR STRUCTURAL PANELS. ALL SCREW HEADS SHALL BE FLAT-PROFILE TYPE.
- AT ALL MEMBER TO MEMBER CONNECTIONS PROVIDE (MIN) (1) SDST SCREW PER EACH 2" OF MEMBER DEPTH (2 MIN)

#### ADDITIONAL NOTES

- ALL EXTERIOR SIGNAGE REQUIRES A SEPARATE PERMIT.
- PROVIDE APPROVED STREET ADDRESS/SUITE NUMBER POSITIONED SUCH AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM STREET. NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND WITH A 6" MINIMUM HIGH CHARACTER WITH 1/2" STROKE RECOMMENDED. (UBC 11.4.1.1)
- A MIN. OF 5% OF ALL DESK/COUNTER SHALL BE HANDICAP ACCESSIBLE (MIN. WIDTH 3'-0"). COUNTER HEIGHT 34" MAX. START AT RECEPTION.
- STORAGE RACKS OVER 8' TALL REQUIRE VERTICAL AND LATERAL CALCULATIONS AND DETAILS.
- PROVIDE A MINIMUM OF ONE (1) 20A: 10-B-C-RATED FIRE EXTINGUISHERS WITH CURRENT STATE FIRE MARSHAL CERTIFICATION TAGS. TRAVEL DISTANCE TO A FIRE EXTINGUISHER CANNOT EXCEED 75 FEET. FIRE EXTINGUISHERS SHALL BE INSTALLED NEAR EXITS AND IN VISIBLE LOCATIONS IN EGRESS PATH. PROVIDE A FIRE EXTINGUISHER SIGN AT A MINIMUM HEIGHT OF 8 FEET ABOVE EACH LOCATION.

### VICINITY MAP



### DATA

EXISTING USE:	GENERAL OFFICE
PROPOSED USE:	GENERAL OFFICE LEARNING CENTER
BUILDING:	TWO STORY
CONSTRUCTION TYPE:	V-B
FIRE SPRINKLERS PROVIDED:	FULLY SPRINKLER
OCCUPANCY GROUP:	TYPE "E" (EDUCATIONAL)
TENANT IMPROVEMENT AREA:	±900 SF FT. TOTAL GROSS AREA (GROUND LEVEL)
OCCUPANCY LOAD: TABLE 1004.1.1	LOAD FACTOR DISTRIBUTION
OCCUPANCY LOAD FOR EXISTING	TEACHING ROOM (CLASSROOM) ±200/20 = ±10
	RECEPTION / OFFICE / OTHERS (TYPE B) ±700/100 = ±7
	total = ±17 occupants
	SEC 1004.7
ACTUAL LOAD SHALL NOT EXCEED: 15 (CBC 2902.2)	
OCCUPANTS INCLUDING 4 MAX. EMPLOYEES FOR SINGLE USE UNISEX RESTROOM	1 EXIT REQUIRED FOR 17 occupants > 49
	1 EXIT PROVIDED.
ACCESSIBLE PARKING :	as per TABLE 1015.1 2007 UBC
ACCESSIBLE RESTROOM:	OVER 49 OCCUPANTS REQUIRES 2 EXITS
	NO. OF CLOSEST ACCESSIBLE PARKING THREE (3) CLOSE TO THE SUITE SEE SHEET A0.1
	EXISTING ONE FULLY ACCESSIBLE ON SAME LEVEL (CBC 2902.3)
APPLICABLE CODES:	ALL WORK SHALL BE IN COMPLIANCE WITH THE 2007 EDITION OF THE CALIFORNIA BUILDING CODE, MECHANICAL CODE, PLUMBING CODE, FIRE CODE & ELECTRICAL CODE, AND 2008 CA ENERGY CODE OR AS AMENDED BY THE CITY OF FREMONT.

### ACCESSIBILITY COMPLIANCE for EXISTING BUILDING

I HAVE SURVEYED THE BUILDING AT THE ABOVE ADDRESS FOR COMPLIANCE WITH REQUIRED ACCESSIBILITY FEATURES PER THE 2008 CALIFORNIA BUILDING CODE. PROPOSED ALTERATION WORK WILL INCLUDE ANY UPGRADES REQUIRED TO PROVIDE COMPLIANCE WITH ACCESSIBILITY FEATURES SERVING THE AREA OF WORK AS DESCRIBED IN SECTION CBC 1134.2.1. I ACKNOWLEDGE THE FOLLOWING SCOPE OF REQUIRED UPGRADES:

- ☐ THE EXISTING REQUIRED ACCESSIBILITY FEATURES SERVING THE AREA OF WORK ARE IN CONFORMANCE WITH THE 2008 CBC
- ☐ UPGRADES TO THE EXISTING BUILDING CONDITION ARE PROVIDED TO PROVIDE FULL COMPLIANCE WITH THE REQUIRED ACCESSIBILITY FEATURES SERVING THE AREA OF WORK IN CONFORMANCE WITH 2008 CBC.
- ☒ THE FEASIBILITY OF THE PROPOSED WORK WILL BE SEVERELY IMPACTED IF FULL ACCESSIBILITY COMPLIANCE IS PROVIDED. NOT ALL FEATURES WILL BE PROVIDED WITH THE PROPOSED SCOPE OF WORK, THUS AN UNREASONABLE HARDSHIP DETERMINATION MUST BE GRANTED. UPGRADES WILL BE PROVIDED FOR ALL FEATURES NOT EXCEPTED IN THE APPROVED HARDSHIP APPLICATION.

PROJECT DESIGNER:

BART ANCHETA, AIA DATE

### SCOPE OF WORK

THE SCOPE OF WORK UNDER THIS APPLICATION INCLUDES THE NECESSARY TENANT IMPROVEMENTS TO ACCOMMODATE A NEW GENERAL OFFICE IN AN EXISTING COMMERCIAL BUILDING. THEREFORE, THIS WORK INCLUDES: CREATING NEW 8'-0" HIGH NON-BEARING PARTITION WALLS TO CREATE A TEACHING ROOM. EXISTING T-BAR CEILING TO REMAIN. CONTRACTOR TO RELOCATE EXISTING LIGHT FIXTURES AS SHOWN ON THE DRAWINGS. EXISTING ACCESSIBLE RESTROOM AND OFFICES TO REMAIN. IN ADDITION, A PROPOSED ELECTRICAL OUTLETS RELOCATION AND ADDITION MAY BE REQUIRED. NO PLUMBING, MECHANICAL AND STRUCTURAL WORK ARE PROPOSED IN THIS SUBMITTAL.

NO FIRE SPRINKLER MODIFICATION IS REQUIRED.

#### ACCESSIBILITY NOTES

NEW ENTRY AND EXIT DOORS ARE ACCESSIBLE VIA A FULLY ACCESSIBLE PATH OF TRAVEL FROM THE ACCESSIBLE PARKING STALLS AND PUBLIC WALKWAYS TO THE MAIN ENTRANCE. ALL NEW AND EXISTING DOORS IN THIS SPACE SHALL HAVE AN APPROVED LEVER TYPE OR OTHER ACCESSIBLE HARDWARE AND THRESHOLDS. ALL NEW WORK SHALL COMPLY WITH ALL APPLICABLE ACCESSIBILITY CODES.

#### FIRE SPRINKLER NOTE

EXISTING BUILDING IS EQUIPPED WITH FIRE SPRINKLERS. THERE IS NO WORK PROPOSED. IF MODIFICATION IS REQUIRED, A SEPARATE FIRE PLAN CHECK IS REQUIRED FOR WORK BEING CONDUCTED ON THE AUTOMATIC FIRE SPRINKLER SYSTEM. PLANS AND CALCULATIONS SHALL BE SUBMITTED TO THE PERMIT COUNTER AT CITY HALL FOR PLAN CHECK APPROVAL BY THE FIRE DEPARTMENT, AND FIRE PERMIT SHALL BE ACQUIRED PRIOR TO INSTALLATION.

#### DEFERRED SUBMITTALS

-FIRE SPRINKLER SYSTEM HAS NO MODIFICATIONS

-THE DEFERRED SUBMITTALS SHALL FIRST BE SUBMITTED TO THE PROJECT ARCHITECT AND/OR ENGINEER FOR REVIEW AND COORDINATION. FOLLOWING THE COMPLETION OF THE PROJECT ARCHITECT AND/OR ENGINEER FOR REVIEW AND COORDINATION, A SUBMITTAL TO THE CITY SHALL BE MADE, WHICH SHALL INCLUDE A LETTER STATING THIS REVIEW AND COORDINATION HAS BEEN PERFORMED AND COMPLETED AND PLANS AND CALCULATIONS FOR THE DEFERRED ITEMS ARE ACCEPTABLE. AS PER UBC 106.3.4.2

### BUSINESS USE

SECTION 305 EDUCATIONAL GROUP E  
(2007 CALIFORNIA BUILDING CODE, IBC 2006)

THIS FACILITY IS FOR EDUCATIONAL PURPOSES THROUGH THE 12TH GRADE AND HAS MAXIMUM OF FOUR (4) EMPLOYEES.

THIS IS NOT A DAY CARE CENTER

### DIRECTORY

TENANT:  
BRAIN - O - MAGIC  
CONTACT: PUJA KASLIWAL  
(510) 287-1008

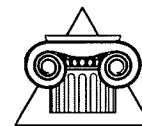
ARCHITECT:  
ATELIER BART ANCHETA ARCHITECT  
500 E CALAVERAS BLVD #207  
MILPITAS, CA 95035  
(510) 793-0880

CONTRACTOR:  
TO BE SELECTED

### DRAWING INDEX

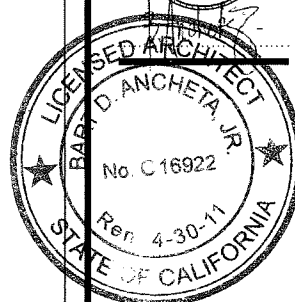
SHEET NO.	DESCRIPTION
A0.0	COVER SHEET
A0.1	(E) SITE PLAN AND EXISTING ACCESSIBILITY PLAN
A2.1	FLOOR PLAN, REFLECTED CEILING PLAN, NOTES & SCHEDULES
A6.1	MISCELLANEOUS DETAILS
A7.1	DETAILS

Atelier  
DESIGN Inc.



architecture  
planning  
interior design

500 Calaveras Blvd #207  
Milpitas CA 95035  
tel 510.793.0880  
fax 510.405.8876



TENANT IMPROVEMENT FOR:

BRAIN - O - MAGIC  
39648 MISSION BOULEVARD  
FREMONT, CA 94539

PERMIT SET - MARCH 3, 2010

PERMIT SET 2/25/10

REVISION DATE

DATE: 02-25-10

JOB NO.: 10-1197

COVER SHEET

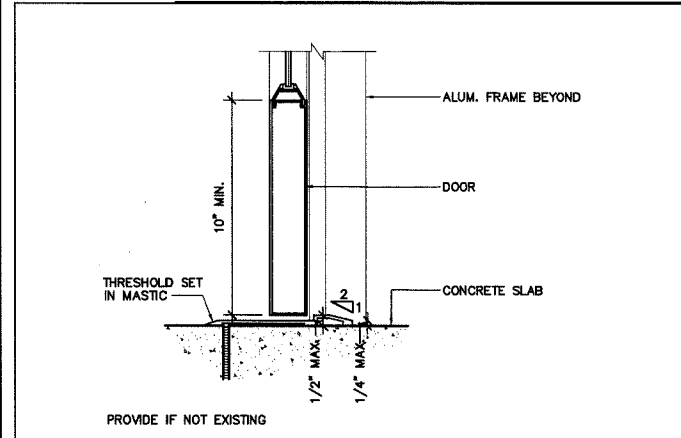
SCALE: NONE

A0.0

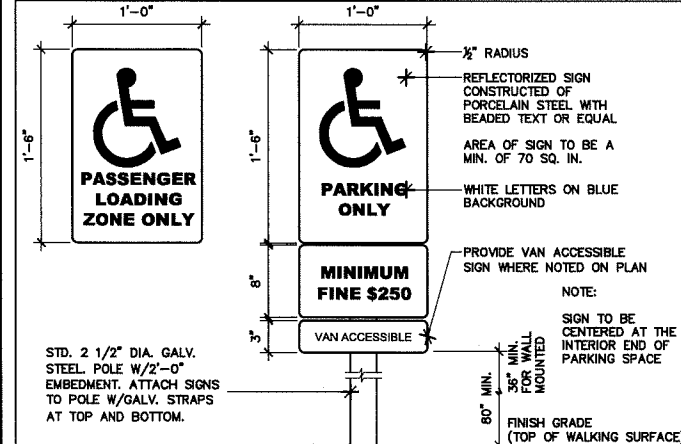
OF

PROJECT: BRAIN

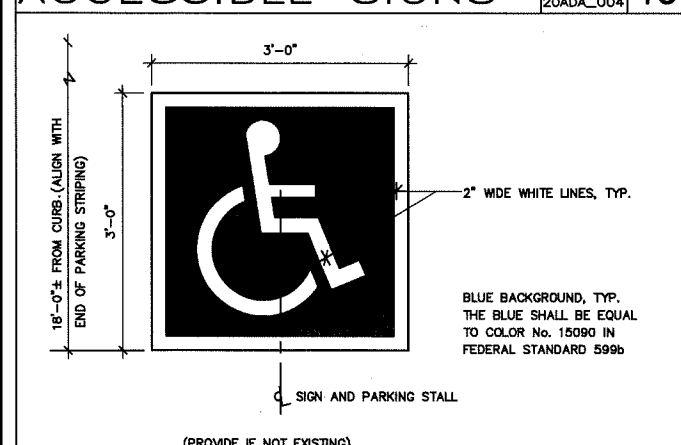
© All drawings and written material appearing herein constitute the original and unpublished work of the Architect and the same may not be duplicated, used or disclosed without the written consent of the Architect.



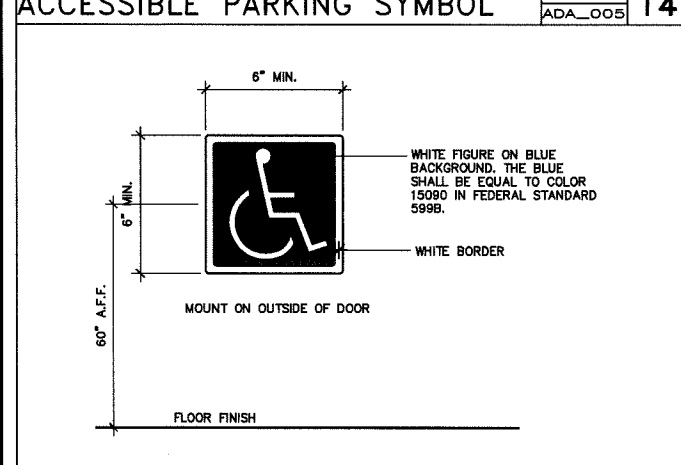
THRESHOLD @ EXTERIOR DOOR 3"=1'-0" ADA\_001 16



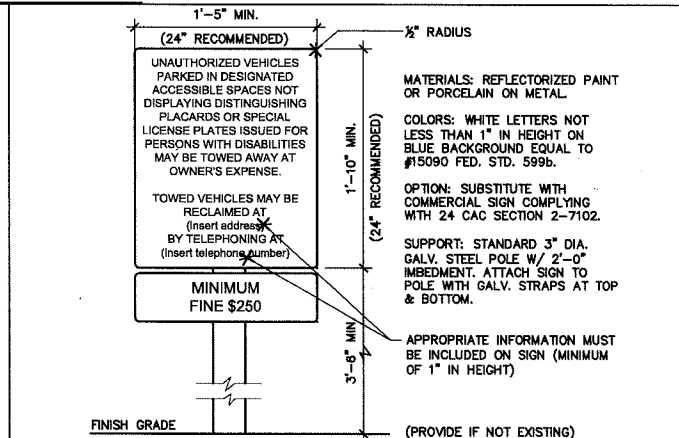
ACCESSIBLE SIGNS N.T.S. 20ADA\_004 15



ACCESSIBLE PARKING SYMBOL 3"=1'-0" ADA\_005 14

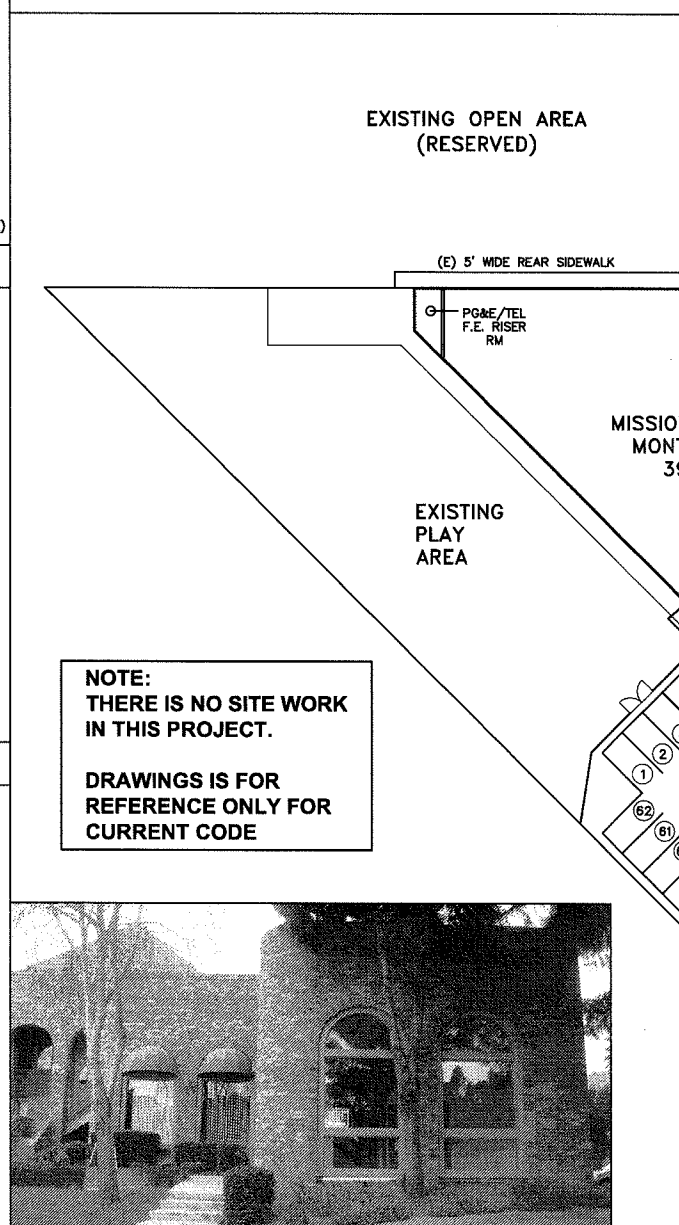


ACCESSIBLE ENTRY SIGN 3"=1'-0" ADA\_002 13

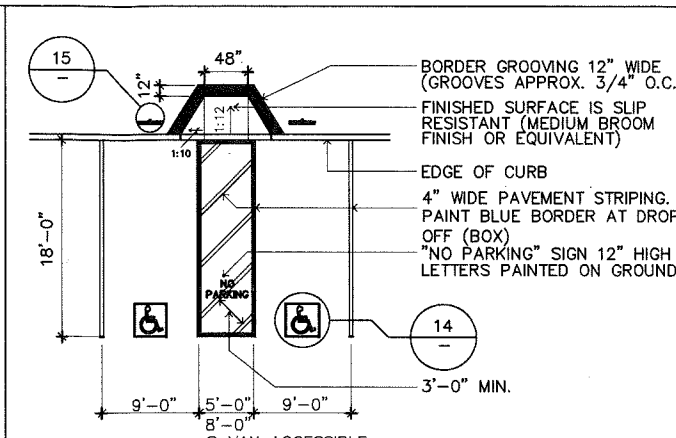


SITE ACCESSIBLE SIGN N.T.S. ADA\_003 17

-EXISTING ACCESSIBLE ROUTE OR PATH OF TRAVEL SHALL CONSIST OF WALKS AND SIDEWALKS, CURB RAMPS AND PEDESTRIAN RAMPS, LOBBIES AND CORRIDORS, ELEVATORS, OTHER IMPROVED AREAS, OR A NECESSARY COMBINATION THEREOF, THAT PROVIDES FREE AND UNOBSTRUCTED ACCESS TO AND EGRESS FROM A PARTICULAR AREA OR LOCATION FOR PEDESTRIANS AND/OR WHEELCHAIR USERS. (RAMPS AND SLOPING WALK SHALL NOT EXCEED 1:12 SLOPE). AS PER CBS SECTIONS 1114B-1 AND 1127B-1  
-WHERE NECESSARY TO CHANGE ELEVATION AT A SLOPE EXCEEDING 5% SHALL HAVE A PEDESTRIAN RAMPS COMPLYING WITH CBS SECTION 1133B.5, CBS SECTION 1133B.7

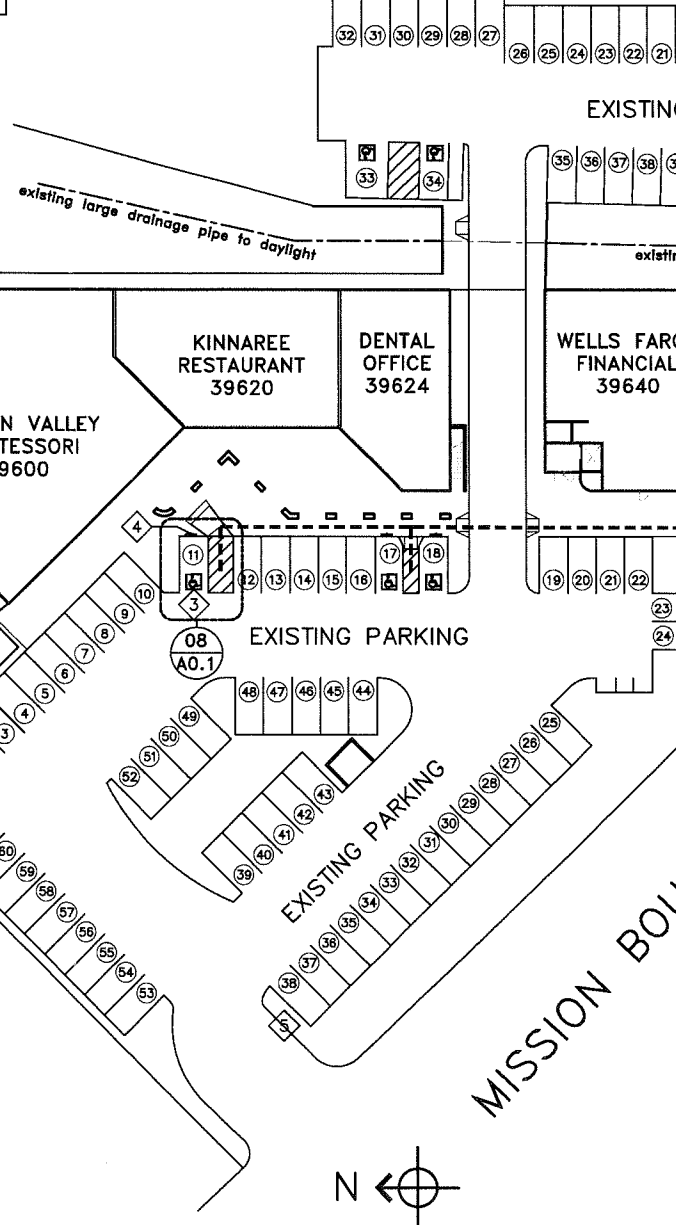


EXISTING SITE PLAN (no scale - for reference only) 01



(E) ACCESSIBLE PARKING 08

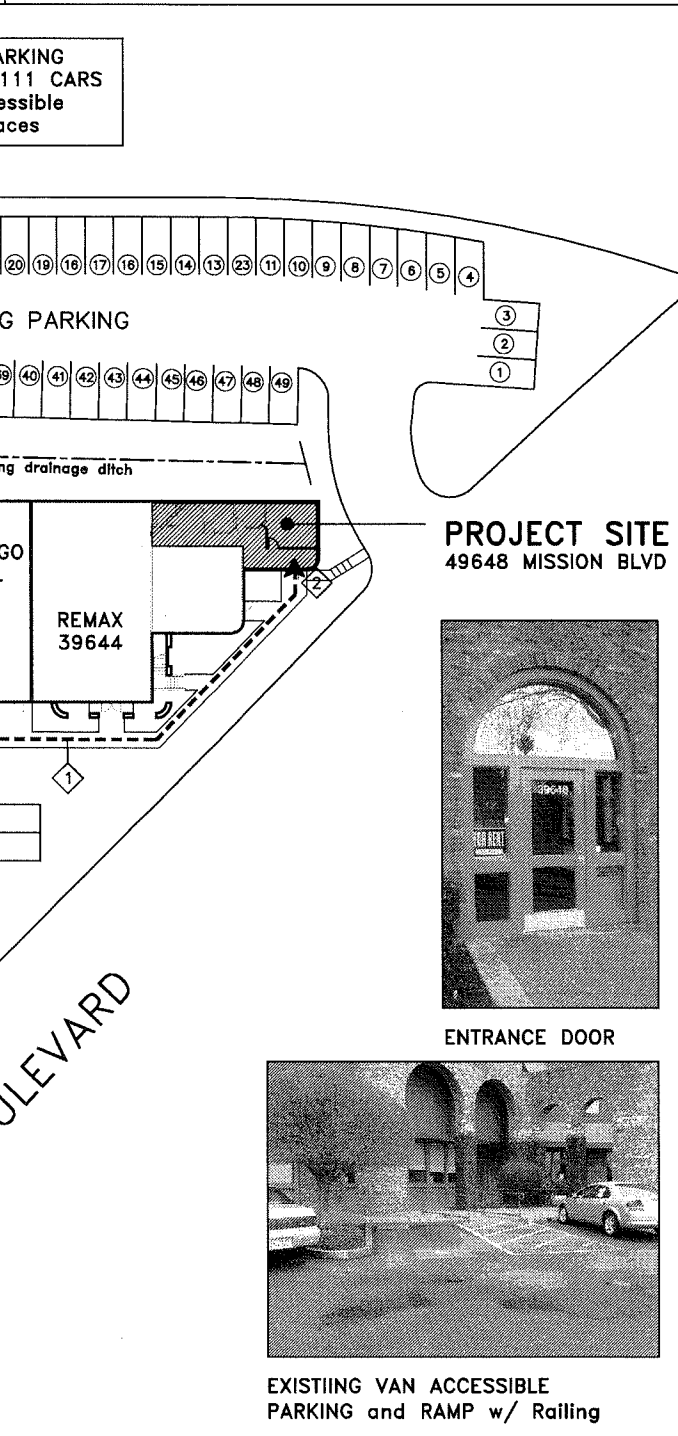
EXISTING PARKING SPACES = 111 CARS with 5 accessible parking spaces



EXISTING SITE PLAN (no scale - for reference only) 01

- SITE PLAN KEY NOTES**
- 1 ACCESSIBLE ROUTE OF TRAVEL FROM ACCESSIBLE PARKING SPACE TO TENANT'S MAIN ENTRANCE DOOR. MAXIMUM SLOPE SHALL BE 5% IN THE DIRECTION OF TRAVEL AND 2% CROSS SLOPE. (CBC 1133B.7)
  - 2 MAIN ENTRANCE/EXIT IS FULLY ACCESSIBLE (THRESHOLDS COMPLY WITH DETAIL 16/A0.1). THE ACCESSIBLE SYMBOL SHALL BE DISPLAYED ON OR NEAR THE MAIN TENANT DOOR. SEE DETAIL 13/A0.1
  - 3 EXISTING 8'-0" WIDE ACCESSIBLE SPACE AND 8'-0" WIDE LANDING AISLE (VAN-ACCESSIBLE) WITH APPROVED ACCESSIBILITY SYMBOLS AND SIGNS LOCATED AT THE FRONT OF THE STALL INCLUDING VAN ACCESSIBLE SIGN.
  - 4 ACCESSIBLE PARKING SIGN PROVIDE VAN-ACCESSIBLE SIGN PER 15/A0.1
  - 5 ACCESSIBLE SITE SIGN PROVIDE SITE ACCESSIBLE SIGN PER 17/A0.1

08



EXISTING VAN ACCESSIBLE PARKING and RAMP w/ Railing 01

**Atelier**  
DESIGN Inc.



architecture  
planning  
interior design

500 Calaveras Blvd #207  
Milpitas CA 95035  
tel 510.793.0880  
fax 510.405.8876



TENANT IMPROVEMENT FOR:  
**BRAIN - O - MAGIC**  
39648 MISSION BOULEVARD  
FREMONT, CA. 94539

PERMIT SET	2/25/10
REVISION	DATE
DATE:	02-25-10
JOB NO.:	10-1197

**SITE PLAN & ACCESSIBILITY**

SCALE: AS NOTED

**A0.1**

OF

## DOOR SCHEDULE

DOOR NO.	TYPE	MAT.	CORE	FINISH	SIZE	FRAME	HARDWARE GROUP	REMARKS				
E1			E	X	I	S	T	I	N	G	4 OR (E)	(E) HARDWARE TO REMAIN
E2			E	X	I	S	T	I	N	G		(E) HARDWARE TO REMAIN
E3			E	X	I	S	T	I	N	G		(E) HARDWARE TO REMAIN
E4			E	X	I	S	T	I	N	G		ADA SIGNS
O1		A	WD	WD	PAINTED	3'-0"x6'-8"	HM	3				-

NOTES  
VERIFY PLANS FOR ALL REQUIRED DOORS IF NOT SHOWN ON SCHEDULE AND NOT IN CALL OUT

LEGEND:  
AL = ALUMINUM  
HC = HOLLOW CORE  
HM = HOLLOW METAL  
WD = WOOD  
GL = GLASS  
T = 1/4" TEMPERED

A  
HC WOOD  
DOOR

1. ALL EXIT DOORS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. THE FRONT ENTRANCE DOOR IS TO REMAIN UNLOCK DURING BUSINESS HOUR. PROVIDE SIGN TO READ "THIS DOOR TO REMAIN UNLOCK DURING BUSINESS HOURS" W/ LETTERS NOT LESS THAN 1"
2. CONTRACTOR TO COORDINATE THE FITTING OF ALL DOORS AND ADJUSTMENTS SHALL BE MADE AFTER FLOOR FINISH HAS BEEN INSTALLED.
3. ALL HARDWARE SHALL COMPLY WITH TITLE 24/ADA ACCESSIBILITY REQUIREMENTS.
4. NEOPRENE SOUND STRIP SHALL BE PROVIDED AT ALL DOOR HEADS AND JAMBS.
5. KEY ALL DOORS PER TENANT'S SPECIFICATIONS.
6. ALL DOORS AND FRAMES SHALL BE CUSTOM PAINTED.
7. CABINET CONTRACTOR TO PROVIDE CLOSET DOORS, LOCKER DOORS, AND ALL SPECIAL CASEWORK DOORS. (IF APPLICABLE, VERIFY W/TENANT.)
8. ALL DOORS SHALL BE 1-3/4" THICK WITH 3/8" UNDERCUT, U.O.N.
9. PROVIDE THRESHOLD AT EXTERIOR DOOR, IF NOT EXISTING. SEE DETAIL 16/A0.1
10. SLIDING DOOR SHALL BE PROVIDED WITH BUMPER IN POCKET TO PREVENT DOOR FROM FULLY RECEDING WHEN OPEN AND MAINTAIN 32" CLEAR OPENING BETWEEN DOOR EDGE & JAMB. PROVIDE ACCESSIBLE DOOR PULL @ 40" A.F.F. AT MEETING STILES. SLIDING DOOR SHALL COMPLY WITH OPERATING WIDTH & HARDWARE PER 2001 CBC SEC. 1114B.1.3 & 113B.
11. MAXIMUM DOOR OPENING EFFORT SHALL BE 5.0 LBS AT EXTERIOR DOORS & 5.0 LBS AT ALL INTERIOR DOORS.
12. ALL DOORS TO BE EQUIPPED WITH SINGLE EFFORT, NON GRASP HARDWARE CENTERED BETWEEN 30" AND 44" A.F.F.
13. FOR DOOR CLEARANCES, SEE 20/A7.1

## DOOR NOTES

SCHEDULE 15

<b>HARDWARE GROUP 1</b> PROVIDE EACH SGL DOOR(S) WITH THE FOLLOWING 3 EA. HINGE 1 EA. PASSAGE LATCH 1 EA. WALL BUMPER 1 EA. DOOR CLOSER GASKETS FURNISHED BY FRAME MANUFACTURER	<b>HARDWARE GROUP 3</b> PROVIDE EACH SINGLE DOOR(S) WITH THE FOLLOWING 3 EA. HINGE 3 EA. LOCKSET 1 EA. WALL BUMPER 1 EA. ADA SIGN (● RESTROOMS) 1 EA. RESTROOM SIGN (● RESTROOMS) GASKETING FURNISHED BY FRAME MANUFACTURER
<b>HARDWARE GROUP 2</b> (MUST COMPLY W/ DISABLED ACCESS) PROVIDE EACH SINGLE DOOR(S) WITH THE FOLLOWING 1 SET SLIDING DOOR KIT (ROLLER TRACK & BOTTOM GUIDE) 1 EA. TRIMCO ADA SLIDING DOOR PULL/ LATCH SET SATIN CHROME GASKETING FURNISHED BY FRAME MANUFACTURER	<b>HARDWARE GROUP 4</b> (VERIFY EXISTING) PROVIDE EACH SGL DOOR(S) WITH THE FOLLOWING 1 SET MANUF. HINGE : PIVOT TOP & BOTTOM -JACKSON J41, INTERMED RIXSON EM19 1 EA. PANIC HARDWARE VON DUPRIN EL33NL 2 EA 12" DOOR PULLS CHM OFFSET S0112 1 EA DOOR CLOSER LCN 2035 WEATHER STRIPPING THRESHOLD PEMKO 307AV DOOR BOTTOM GASKETING FURNISHED BY FRAME MANUFACTURER

1. FINISH: REFER TO INTERIOR DESIGNER OR OWNER.
2. HINGES: SIZE TO BE 4.5" X 4.5" UNLESS OTHERWISE INDICATED. WIDTH OF HINGE SHALL BE SUFFICIENT TO CLEAR FRAME AND TRIM WHEN DOOR SWINGS 180 DEGREES.
3. LOCKS: SHALL BE AS MANUFACTURED BY SCHLAGE LOCK. LOCK SERIES TO BE "D" AND DESIGN SHALL BE "SPARTA" (SPA). CYLINDERS SHALL BE SCHLAGE "EVERLAST".
4. CLOSERS: SHALL BE AS MANUFACTURED BY LCN OF PRINCETON, ILLINOIS. CLOSER CYLINDER BODIES SHALL BE OF CAST IRON CONSTRUCTION. PROVIDE EXTRA DUTY ARMS (EDA) AT ALL PARALLEL ARM APPLICATIONS. CLOSERS TO BE INSTALLED WITH SEX OR THROUGH BOLTS. CLOSERS SHALL OPERATE WITH A MAXIMUM FORCE OF 5.0 LBS. FOR INTERIOR DOORS AND 5.0 LBS FOR EXTERIOR DOORS. INSTALL CLOSERS ON ROOM SIDE OF BUILDINGS. DO NOT INSTALL CLOSERS ON EXTERIOR SIDE OF BUILDING OR IN HALLWAYS OR CORRIDORS IF AT ALL POSSIBLE.
5. KICK PLATES: SIZE TO BE 10" HIGH BY 2" LOW. THICKNESS TO BE .050" AND BEVELED 4 EDGES.
6. GASKETING: PROVIDE FIRE OR DRAFT GASKETING AS APPROVED BY THE SELECTED DOOR MANUFACTURERS APPROVALS AND INSTALLATIONS INSTRUCTIONS FOR "POSITIVE PRESSURE" TESTING PROCEDURES.

## HARDWARE GROUPS NOTES

SCHEDULE 14

## TACTILE EXIT SIGN NOTES:

- PROVIDE TACTILE EXIT SIGNAGE AS PER 2008 CBC SECTION 1003.2.8.6, COMPLYING WITH 2008 CBC SECTION 1117B.5.
- TACTILE EXIT SIGNS SHALL BE REQUIRED AT THE FOLLOWING LOCATIONS:
1. EACH GRADE-LEVEL EXTERIOR DOOR SHALL BE IDENTIFIED BY A TACTILE EXIT WITH THE WORD "EXIT"
  2. EACH EXIT ACCESS DOOR FROM AN INTERIOR ROOM OR AREA TO A CORRIDOR OR HALLWAY THAT IS REQUIRED TO HAVE A VISUAL EXIT SIGN SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORD "EXIT ROUTE".

## TACTILE EXIT SIGN

SCHEDULE 13

## LEGEND

SCHEDULE 11

1. EXISTING DEMISING WALL TO REMAIN. NO WORK IS PROPOSED FOR THIS CONDO SEPARATION WALL.
2. EXISTING CABINETS AND SINK TO REMAIN. NO WORK IS PROPOSED IN THIS AREA.
3. EXISTING ACCESSIBLE THRESHOLD, VERIFY AND COMPLY WITH 16/A0.1
4. EXISTING WINDOW TO REMAIN TYPICAL.
5. EXISTING WALLS HAD TEMPERED GLASS WINDOWS TO REMAIN, TYPICAL.
6. EXISTING RESTROOM WALL TO HAVE A CERAMIC TILE OR MARLITE WAINSCOT 4'-0" A.F.F. WITH DUROCK GYPSUM BOARD BACKING OR APPROVED EQUAL ON ALL WALLS IN NEW OR EXISTING RESTROOM. PROVIDE SHEET VINYL FLOOR FINISH W/ 6" COVE BASE FOR RESTROOM FLOOR U.O.N.
7. PROVIDE FIRE EXTINGUISHER CABINET WITH APPROVED FIRE EXTINGUISHER. (TYPE 2A-10BC). LOCATE @ 44" A.F.F. SEE 3/A7.1
8. PROVIDE ACCESSIBLE SIGN, SEE 15/A0.1
9. RESTROOM SIGNAGE, SEE 10 & 14/A8.1
10. REFER TO 13/A6.1 FOR RESTROOM FIXTURE MOUNTING HEIGHTS.

## PLAN KEY NOTES

SCHEDULE 10

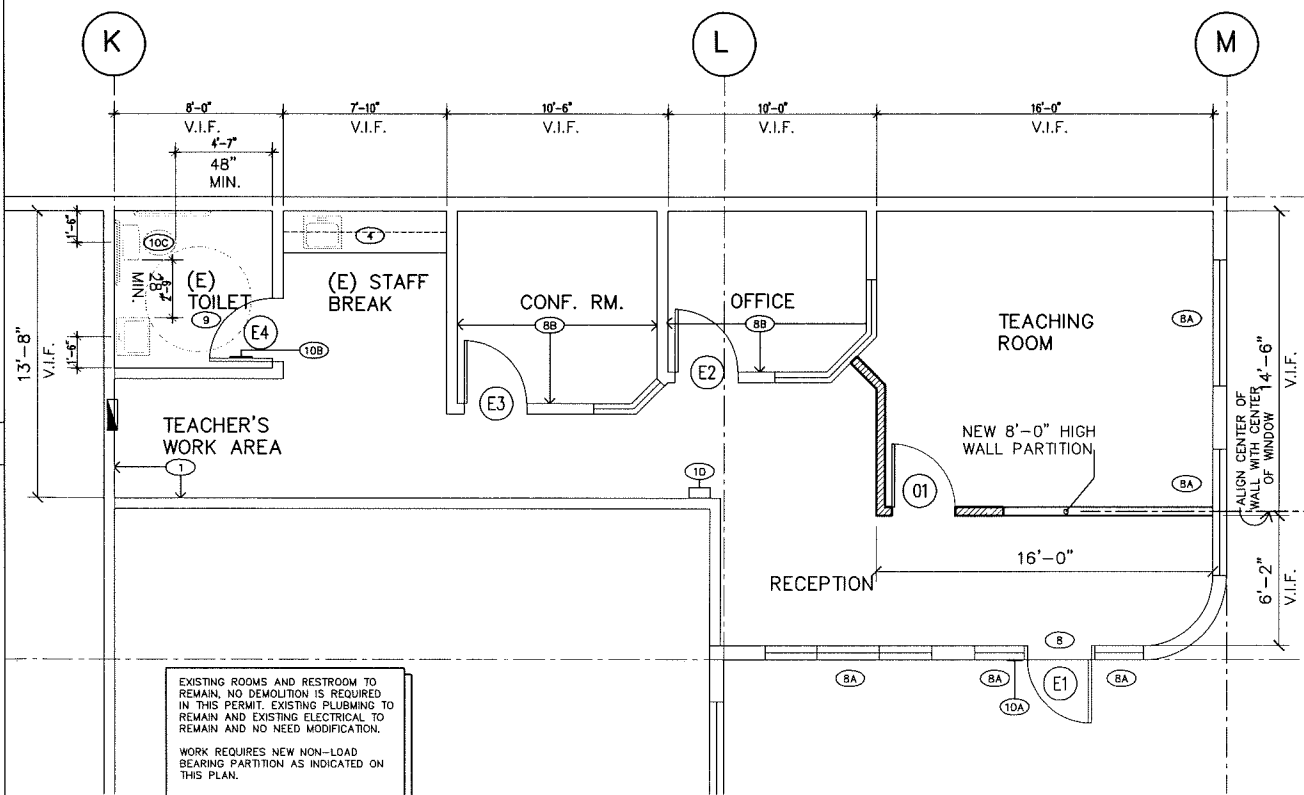
1. THIS EXISTING BUILDING IS APPROVED FOR OCCUPANCY AND USE AS SUBMITTED.
  2. GENERAL CONTRACTOR TO VERIFY EXISTING BUILDING SHELL CONSTRUCTION, PRIOR TO DOING ANY NEW WORK. IF APPLICABLE, PATCH & REPAIR EXISTING TO ACCOMMODATE NEW CONSTRUCTION FOR A COMPLETE AND CONSISTENT FINISH.
  3. GENERAL CONTRACTOR TO VERIFY PLUMBING FIXTURES, TRIMS LOCATIONS, MOUNTING SPECS W/ CABINET SUB-CONTRACTOR. CONTRACTORS SHALL COORDINATE ALL WORK TO PREVENT CONSTRUCTION DELAYS.
  4. DESIGN-BUILD CABINET CONTRACTOR TO VERIFY EQUIPMENT DIMENSIONS, LOCATIONS, MOUNTING SPECS W/ EQUIPMENT SUPPLIER. COORDINATE WITH OWNER ALL EQUIPMENT SIZES AND LOCATION IN CABINETS FOR PROPER FITTING. SUBMIT SHOP DRAWINGS FOR OWNER'S REVIEW AND APPROVAL PRIOR TO FABRICATION AND INSTALLATION.
  5. ALL INTERIOR FINISHES SHALL MEET OR EXCEED THE FIRE RESISTIVE REQUIREMENTS PER UFC CHAPTER 8 AND ALL PARTITIONS SHALL MEET CHAPTER 7.
  6. PROVIDE WALL BACKING AT ALL WALL MOUNTED ITEMS, INCLUDING BUT NOT LIMITED TO : WALL MOUNTED CABINETS, EQUIPMENT, T.V. MONITORS, ETC. SEE DETAIL SHEET.
- DIMENSION NOTES
1. ALL DIMENSIONS ARE TO BE EXACT WITHIN 1/4" ALONG FULL HEIGHT AND ALONG FULL WIDTH OF WALLS. CONTRACTOR SHALL NOT ADJUST ANY DIMENSIONS MARKED "CLEAR" OR "CLR" WITHOUT WRITTEN INSTRUCTIONS.
  2. OFFSET STUDS WHERE REQUIRED TO ALIGN FINISH MATERIALS OR EXISTING FINISHES. (IF APPLICABLE)
  3. ALL DIMENSIONS SHOWN RELATING TO EXISTING CONSTRUCTION ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY ACTUAL DIMENSIONS.

## SHEET NOTES

1/8" = 1'-0"  
1008BP

## REFLECTED CEILING PLAN

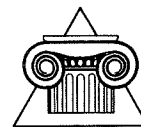
1/4" = 1'-0"  
FLOOR PLAN 03



## FLOOR PLAN

1/4" = 1'-0"  
FLOOR PLAN 01

Atelier  
DESIGN Inc.



architecture  
planning  
interior design

500 Calaveras Blvd #207  
Milpitas CA 95035  
tel 510.793.0880  
fax 510.405.8876



TENANT IMPROVEMENT FOR:

BRAIN - O - MAGIC  
39648 MISSION BOULEVARD  
FREMONT, CA, 94539

PERMIT SET 2/25/10  
REVISION DATE  
DATE: 02-25-10  
JOB NO.: 10-1197

FLOOR PLANS,  
NOTES &  
SCHEDULES

SCALE: AS NOTED

A2.1

OF